

Boyd, John

From: Kerr, Chris
Sent: Monday, August 04, 2014 1:00 PM
To: Boyd, John; Warner, Kenneth
Subject: RE: Adult Community Center

John –

Thanks for the work on this. I think adding this email in the record would suffice.

From: Boyd, John
Sent: Monday, August 04, 2014 12:39 PM
To: Kerr, Chris; Warner, Kenneth
Subject: Adult Community Center

Hi Chris and Ken

The Adult Community Center expansion proposal is potentially an addition of 3500 to 4000 square feet. The project size could be impacted (increased or decreased in sq.ft.) depending upon approved funding.

The existing facility is approximately 6200 square feet . Therefore, the potential expansion proposal is approximately 56% to 65% of the existing structure. The original approval CUP 01-02 granted the 6200 square foot structure and included 1133 square foot for future expansion (18%). The remaining area subject to consideration is approximately 38 to 47% of the proposed structure. Using the same senior center designation: this expansion could require a CUP. (At the pre-application conference, the Parks Department were instructed to complete a CUP because the original approval was a Senior Center.)

However, a CUP is not required. The types of uses of this facility has evolved to include "Community recreation". Community recreation is defined as recreational, social, or multi-purpose uses typically associated with parks, play fields, or golf courses. The proposed use is a recreational multipurpose use.

The Parks Department has provided the following information on the expansion:

"The design of the original facility and the expansion of the facility are driven by the community recreation programs that are being offered in the facility. All programs offered for the older population and those offered to the community are recreation programs and/or meetings or events by outside groups. Current community recreation being offered includes yoga, pilates, ballet, tap dance, jazz dancing, wood working, tai chi, poker, pinocle, adult dance, ukulele, community choir, first aid, CPR, gardening, knitting & crocheting, book club, robotics and gardening. All these community recreation activities will continue and be expanded as needed.

The expansion of the ACC will allow the Parks & Recreation Department to provide a wider variety of events and activities for the older population and the community at large. The parks & Recreation Department has not been able to host certain events due to the limited size of the current facility. We have had many requests from the community that we must turn down due to the size of the current rooms. Examples of some of these are meetings and events for the West Lin Lions, West Linn Chamber of Commerce, fundraising with local youth sports organizations, Casino Nights, Adult Proms, and numerous other groups/events with large numbers of attendees. The Adult Community Center is and will continue to be one of the hubs in our City for community recreation activities provided for the older population and all other ages of community members in our community."

In the R-7 zone community recreation is a use permitted outright, The community center has shifted from Senior to Adult Community Recreation.

It appears that an amendment to the Pre-Application notes may be required; or a note to the file removing the requirement for the CUP found in the pre-application notes based upon the change in circumstances and the change in regulations.

Please advise

Thanks

John

John J. Boyd AICP
Planning Manager